



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor

Wednesday December 2, 2015



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – November 4, 2015

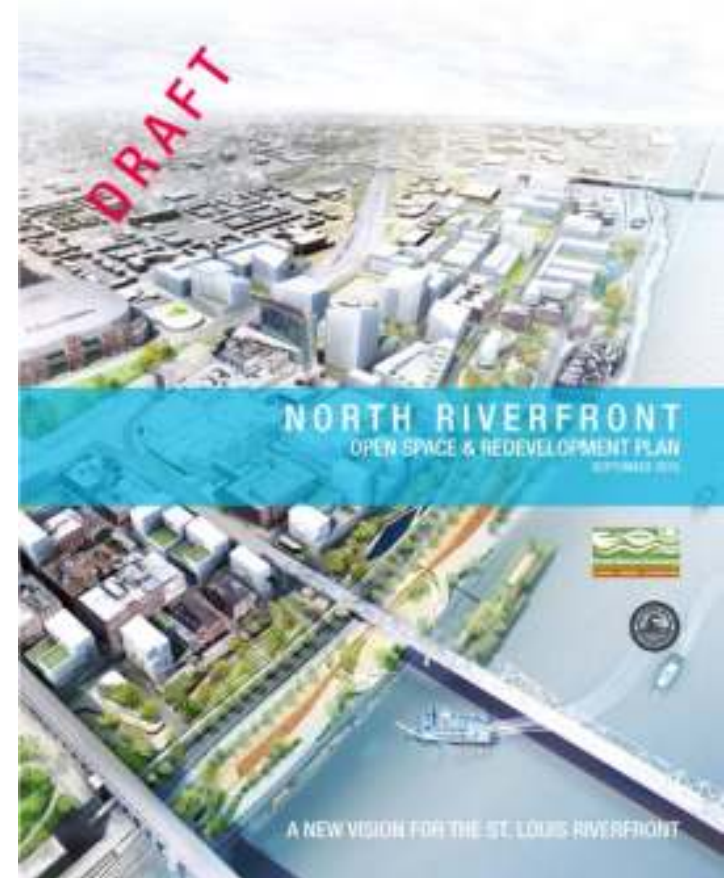
Agenda

North Riverfront Open Space & Redevelopment Plan

PUBLIC HEARING

PDA-145-15-TOP

Conduct a Presentation and Public Hearing to consider adoption as a Topical Plan (during this meeting)



Near North Riverfront & Downtown Neighborhoods

Time Line

- **Presentation**

Forum Studios – Chip Crawford

Great Rivers Greenway – Todd Antoine

- **Public Hearing**

Public (speaker form)

Planning Commission (questions & discussion)

- **December 2nd** – End of public comment & review period

- **December 2nd** – Earliest Adoption as a Topical Plan

Agenda

ACTION ITEMS

Adoption of Topical Plan

PDA-145-15-TOP

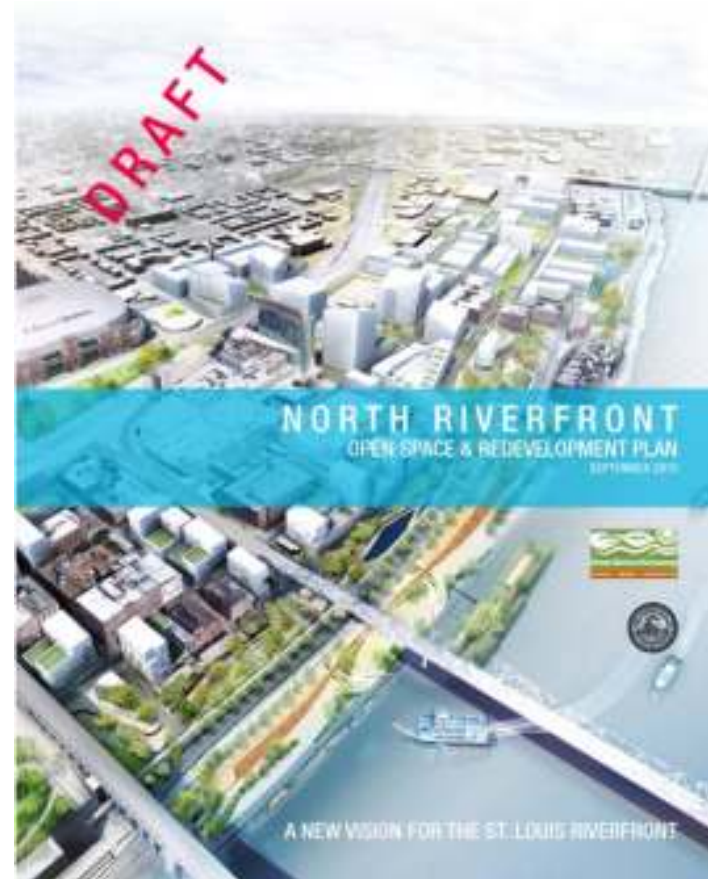
North Riverfront Open Space &
Redevelopment Plan

Near North Riverfront & Downtown Neighborhoods

North Riverfront Open Space & Redevelopment Plan

Adoption of Topical Plan

- Plan available online & Main Library
- Presentation & Public Hearing at December 2nd Planning Commission Meeting by Chip Crawford (Forum Studios)

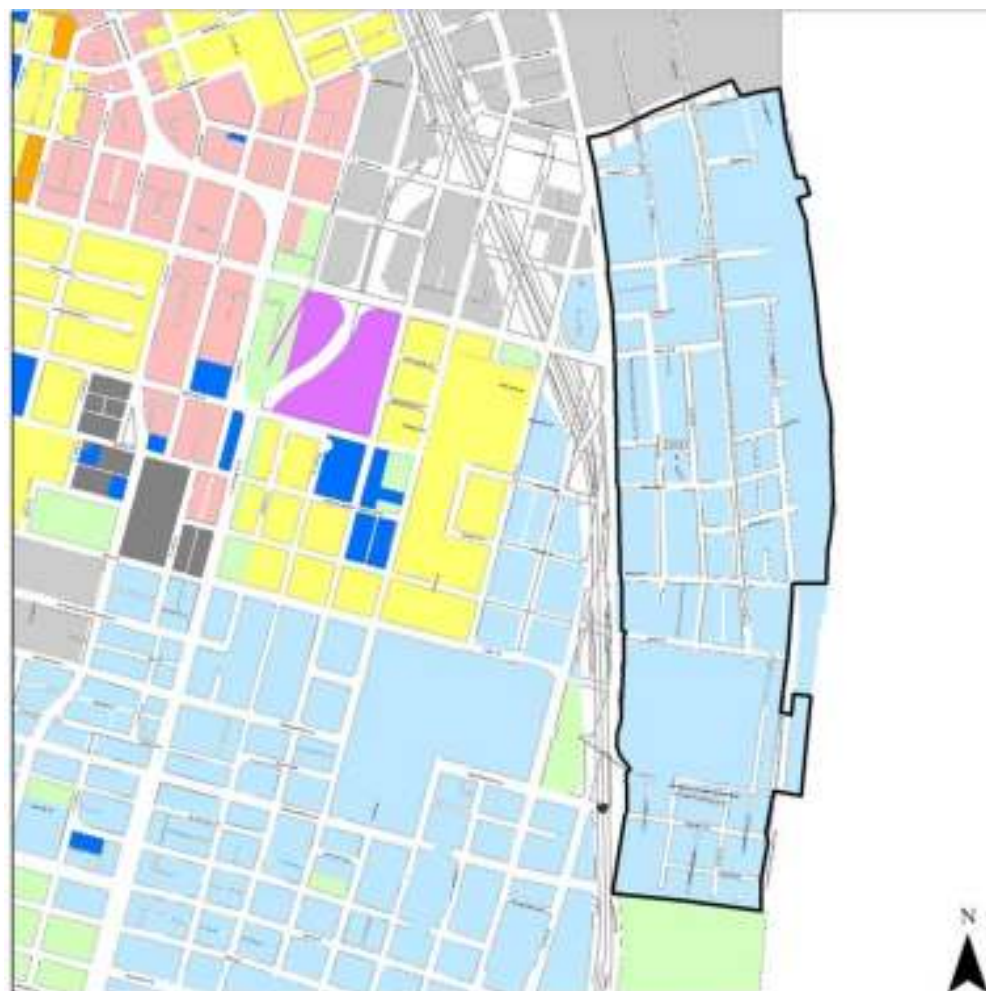


North Riverfront Open Space & Redevelopment Plan

Specialty Mixed Use Area

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



North Riverfront Park Master Plan

- Upon reviewing the Plan, PDA Staff
- feels the Plan is a sound planning document to guide improvements.
- finds the Plan is in conformity with the Strategic Land Use Plan and the Downtown Development Action Plan, and
- recommends the Planning Commission adopt the North Riverfront Open Space & Redevelopment Plan as a topical plan.

Agenda

ACTION ITEMS

Approval to Conduct a Presentation & Public Hearing

PDA-155-04-CMP Strategic Land Use Plan
Amendment #15

Riverview Neighborhood

Strategic Land Use Plan -- Amendment #15

Approval of P.C. to Conduct a Presentation & Public Hearing at a Future P.C. Meeting

- Proposed SLUP amendment is based on a proposed mixed-use development project for a large riverfront site in Riverview neighborhood
- SLUP amendment will propose changes that will facilitate the development



Strategic Land Use Plan -- Amendment #15

- Approx. 70 acres
- Vacant land
- Recently raised out of floodplain
- Owner & developer
- Lighthouse St. Louis
 - Retail, residential & hotel
 - Recreational uses & amenities
- SLUP: ROSPDA
- Zoning Code: “A” zoning district
- Resolution only approves advertising & conducting a Presentation & Public Hearing



Agenda

ZONING

Review of Petition for Zoning Amendment

PDA-147-15-REZ

**2748-54 Chippewa
"B" & "F" to "F"**

Dutchtown Neighborhood

Petition for Zoning Amendment

2748-54 Chippewa St.

- Rezoning of 1 parcel from “B” & “F” to “F”
- 0.43-acre site located at SE corner of Chippewa St. & California Ave. in Dutchtown
- Mixed-use bldg. -- 3 com. spaces & 6 res. units -- & 15 parking spaces
- Rezoning would allow potential occupants of com. spaces to be granted occ. permits w/o requiring variances
- Sam Meller (d/b/a Chippewa Towers LLC)



Petition for Zoning Amendment

Existing Zoning

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Rezoning Site



Mixed-use building & parking lot
(Looking southeastward)

Rezoning Site



Chippewa St. frontage of building
(Looking southward)



California Ave. frontage of building
(Looking eastward)

Rezoning Site



Parking lot
(Looking eastward)



Rear of parking lot
(Looking westward)



Rear of mixed-use building
(Looking northward)

Adjacent Properties



Residential building, 2744-46 Chippewa St.
(Looking southeastward)



Residential building, 3820 California Ave.
(Looking eastward)

Adjacent Properties



Parking lot, 2801-05 Chippewa St.
(Looking northwestward)



Vacant commercial buildings, 2800-12 Chippewa St.
(Looking southwestward)



1 mixed-use & 2 residential buildings, 2749-55
Chippewa St. (Looking northward)



2700 block of Chippewa St.
(Looking southwestward)

Petition for Zoning Amendment

Strategic Land Use Plan (Neighborhood Preservation Area)

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



Comments

- Proposed rezoning of subject parcel would achieve 3 objectives (per the Zoning Administrator):
 - Would allow for new commercial uses to support the immediate area
 - Would bring it into conformity with the Zoning Code
 - Good zoning practices work toward the elimination of improper zoning designations
- Proposed rezoning is in conformity with Strategic Land Use Plan
- PDA staff recommends approval of proposed rezoning

Agenda

Chapter 99 Redevelopment Area Plans

Over One acre

PDA-148-15-RDR

4626-70, 4625-31 & 4647-63
St. Ferdinand Area

Ville Neighborhood

4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave.

LCRA Plan #2041

- The area consists of 2.38 acre
- Contains 28 parcels that are a mix of occupied and unoccupied residential building and vacant lots
- Located in the Greater Ville neighborhood
- To declare blighted and by means of a Redevelopment Plan provide a framework to issue a request for proposals to attract a developer(s) to Redevelopment Area



4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave.

Images of Building & Vacant Lots



4655 St. Ferdinand Ave



4650 & 4652 St. Ferdinand Ave



4625-4627 St. Ferdinand Ave

4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave.

Strategic Land Use Plan – Neighborhood Development Area



- | | |
|-------------------------------------------------------------------------------------|---------------------------------------------------------|
|  | Neighborhood Preservation Area |
|  | Neighborhood Development Area |
|  | Neighborhood Commercial Area |
|  | Regional Commercial Area |
|  | Recreation/Open Space Preservation and Development Area |
|  | Business/Industrial Preservation Area |
|  | Business/Industrial Development Area |
|  | Institutional Preservation and Development Area |
|  | Specialty Mixed Use Area |
|  | Opportunity Area |



4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave.

Project Area Plan

Clearance for Redevelopment Authority (LCRA) initiated this Blighting Study and Redevelopment Plan.

Twelve (12) of the properties are owned by LRA

The Redevelopment Plan's Proposed Land Use Map calls for "residential uses".

Plan is supported by Alderman Samuel Moore (4th Ward)



Exhibit C
Project Area Plan
4626-4670, 4625-4631, 4647-4663 St. Ferdinand Ave.

Proposed Land Uses
[Cross-hatch pattern] Residential Use
[Solid line] Project Area Boundary
[Shaded area] Buildings
[Number in box] City Block Number



Comments

The Plan conforms with the SLUP's ***Neighborhood Development Area***, which encourages new residential construction.

Staff recommends approval of the Chapter 99 Blighting Study and Redevelopment Plan.

The plan which provides for no acquisition of property by eminent domain.

Agenda

Informational Item

▪ Strategic Land Use Plan

Annual changes in the SLUP land use categories have reflected implementation of adopted plans.

Review the transition from Opportunity Areas (OA) to other land use categories since 2005.

Propose a staff study of all OA that recommends pro-active larger-scale transitions to the other nine (9) designated SLUP land use categories.

SLUP Land Use Categories

Opportunity Area (OA) Clusters

- *“Key underutilized locations where use of land is in transition.”*
- *“Location and site characteristics of the areas offer challenges & opportunities that could be advantageous to development activity.”*
- *“Specific development proposals will be entertained.”*
- Opportunity Areas are in 50 clusters ranging from single sites to groups of sites to corridors of sites



Development Trends

Transition from OA to other land uses since 2005

- 21 of 50 clusters (42%) have experience some development
- 29 of 50 clusters (58%) have experience no development
- About 60% of OA transitional land use development occurred in a central corridor bounded by Page (north) & I-44 (south).
- Another 30% occurred north of Page and 10% south of I-44.

Transition from other land uses to OA in Feb. 2015

- 24 city blocks of the Proposed NGA Site changed to OA

Study Methodology

Quantifiable data defines common characteristics that lead to a fresh look at land uses in the 50 OA Clusters

- Pro-active planning study proposes future land use based on
 - 1) analyzing quantifiable data measures including building permits and market value analysis for OA clusters and within a 1/10 mile buffer area outside the OA cluster
 - 2) identify common characteristics of land use transition
 - 3) recommend new land uses based on land use trends, development patterns and planning principles

Step #1 - Quantitative Data Measures

Cluster #26 – Midtown Corridor

Permit Activity since 2005: 4 building permits totaling \$8.4 million including George Walsh Bldg., VA Medical Offices , Lucas Heights residential rehab & several mixed use bldgs. on Locust & Olive .

Buffer area of 1/10 mile has 55 building permits for \$90 million includes Wells Fargo, Harris Stowe U, St. Louis U., Metro. Village and Lucas Heights apartments, loft buildings, housing & offices .

Market Value Analysis: Midtown Cluster #26 is rated Category B (2nd highest) on east-end of Olive & Locust , but no value in industrial areas or areas with few sales.



Step #2 - Common Characteristics of Land Use Transition

Group "A" SMUA Corridors Group "B" Hot Spots Group "C" Mid-Range Residential & Industrial

SUP Opportunity Area (OA) Study Area Number & Name	Market Value Analysis Category	Count of Building Permits within OA Study Area	Sum of Building Permit Costs	Average Building Permit Value	Count of Building Permits within 1/10th-Mile of the Edge of an OA Study Area	Sum of Building Permit Costs	Average Building Permit Value
Rest of the City not in OA Study Area		5892	\$4,557,391,908	\$773,473	5062	\$3,902,896,851	\$771,031
Group "A" SMUA Corridors							
#18 Midway Center Station	Type B	1	\$2,100,000	\$2,100,000	29	\$23,092,000	\$796,276
#36 Midway Corridor	Type B	4	\$6,700,000	\$1,675,000	35	\$98,000,000	\$2,800,000
#27 Eisenhower West Corridor	Type B	16	\$60,000,000	\$3,750,000	80	\$1,200,000,000	\$15,000,000
#26 Market to I-64 Corridor	Type B	2	\$200,000	\$100,000	20	\$1,000,000	\$50,000
#29 East Chaudoin Corridor	Type B	13	\$60,000,000	\$4,615,385	30	\$1,500,000,000	\$50,000,000
#30 West Chaudoin Corridor	Type B	8	\$1,100,000	\$137,500	60	\$1,200,000,000	\$20,000,000
Group "B" Hot Spots							
#21 Denton & Lake	Type B	2	\$2,000,000	\$1,000,000	25	\$18,000,000	\$720,000
#22 Cheyenne & Cook	no sales	0	\$0	\$0	40	\$0	\$0
#31 S. Grand & Chaudoin	Industry	4	\$6,700,000	\$1,675,000	11	\$65,000,000	\$5,909,091
#33 Forest Park & Spring	Industry	0	\$0	\$0	29	\$12,000,000	\$413,793
#34 Cheyenne & Newstead	Type D	7	\$1,500,000	\$214,286	35	\$1,000,000	\$285,714
#35 S. 8th & Carroll	Type B	8	\$0	\$0	3	\$0	\$0
#36 S. Jefferson & I-64	Type B	0	\$0	\$0	6	\$15,000,000	\$2,500,000
#38 Tower Grove & Midway	Type B	1	\$1,100,000	\$1,100,000	29	\$1,000,000	\$34,483
#39 S. 7th & Barton	Type B/Industry	0	\$0	\$0	12	\$2,111,000	\$175,917
#44 Gardenview School	Type B	3	\$1,100,000	\$366,667	3	\$1,500,000	\$500,000
Group "C" Mid-Range Residential							
#1 Riverside Bluff	Type B	0	\$0	\$0	0	\$0	\$0
#40 Granite Falls & Brewery	Type B	0	\$0	\$0	10	\$2,400,000	\$240,000
#41 Arsenal & Kingshighway	Type B	1	\$0	\$0	1	\$0	\$0
#47 Wilson & I-64	Type B/Type D	0	\$0	\$0	8	\$0	\$0
#48 Manchester & Dale	Type B/Industry	1	\$750,000	\$750,000	8	\$1,000,000	\$125,000
#50 Glenview & Southward	Industry	0	\$0	\$0	4	\$100,000	\$25,000
Group "C" Mid-Range Industrial							
#16 Hamilton & Goodfellow	Industry	3	\$600,000	\$200,000	3	\$600,000	\$200,000
#21 N. Jefferson & Cass	no sales	0	\$0	\$0	7	\$1,123,834	\$160,548
#25 N. Tucker & Cass	Industry	0	\$0	\$0	25	\$1,000,000	\$40,000
#41 Granite & Jefferson	Type B/Industry	0	\$0	\$0	33	\$4,125,000	\$125,000
#49 Attyhall & Manchester	Industry	0	\$0	\$0	4	\$1,000,000	\$250,000
Total		85			508		

Note #1: Cases Building Permits issued from 1/1/2005 to 1/1/2018

Note #2: 1/10th-Mile Buffer Applied to Each OA Study Area; some permits and parcels have been double-counted if they fell within multiple buffers.



Step #2 - Common Characteristics of Land Use Transition

Group "D" Plan Concepts Group "E" Continuing Opportunity Areas

SLUP Opportunity Area (OA) Study Area Number & Name	Market Value Analysis Category	Count of Building Permits within OA Study Area	Sum of Building Permit Costs	Average Building Permit Value	Count of Building Permits within 1/25th Mile of the Edge of an OA Study Area	Sum of Building Permit Costs	Average Building Permit Value
Group "D" Plan Concepts							
#8: Fairview Station	Type H				34	\$18,689,437	\$549,398
#18 Dr. King & Vandewater	Type I				2	\$1,740,000	\$870,000
#15 Dr. King & Deer	Type H				21	\$6,895,000	\$328,333
#13 Dr. King & Union	Type I				1	\$145,000	\$145,000
#14 Union & St. Louis	Type I				1	\$160,000	\$160,000
#24 Pruitt Igoe	no sales						
#42 Thacker Station	Type I				16	\$1,095,000	\$68,438
Group "E" Continuing Opportunity Areas							
#2 N. Broadway & Hall	Type I				4	\$3,095,000	\$773,750
#3 N. Broadway & Main	Type I						
#4 West Harrison & Green	Type H	4	\$793,500	\$198,375	18	\$5,151,500	\$286,194
#5 N. Euclid & 70	Type I				2	\$651,000	\$325,500
#6 West Harrison & Wayne	Type I				2	\$4,000,000	\$2,000,000
#7 Hyde Park Scattered	Type I				14	\$18,531,720	\$1,323,694
#9 N. Grand & St. Louis	Industry				2	\$156,000	\$78,000
#12 N. Kingshighway & Highland	Type H				4	\$4,753,000	\$1,188,250
#13 Washburn	Type I				2	\$1,401,000	\$700,500
#17 Barker & Andrews	Type H				6	\$6,705,000	\$1,117,500
#19 Page & Union	Type H	4	\$515,000	\$128,750	7	\$725,000	\$103,571
#20 Garbar & Clark	Type I	1	\$190,000	\$190,000	12	\$6,875,000	\$572,917
#27 E. Grand & Park	developed				5	\$1,796,000	\$359,200
#43 Alvarado & Bingham	School				2	\$894,504	\$447,252
#46 Arsenal & Greenleaf	developed				13	\$13,263,000	\$1,020,231
		Total	88		Total	389	

Note #1: Count Building Permits issued from 1/1/2005 to 1/1/2018

Note #2: 1/25th Mile Buffer Applied to Each OA Study Area; some permits and parcels have been double-counted if they fall within multiple buffers.

Step #2 - Example of Characteristics

OA #26 Midtown Corridor

SLUP Opportunity Area (OA) Study Area Number & Name	Market Value Analysis Category	Count of Building Permits within OA Study Area	Sum of Building Permit Costs	Average Building Permit Value	Count of Building Permits within 1/10th Mile of the Edge of an OA Study Area	Sum of Building Permit Costs	Average Building Permit Value
Rest of the City not in OA Study Area		5,892	\$4,557,301,368	\$771,473	5,062	\$3,902,956,551	\$771,031
Group "A" - SMVA Corridor							
#18. Shaker Center Station	Transit	1	\$100,000	\$100,000	19	\$1,000,000	\$52,632
#26. Midtown Corridor	Transit	4	\$4,200,000	\$1,050,000	55	\$9,500,000	\$172,727
#27. Downtown West Corridor	Transit	16	\$1,200,000	\$75,000	30	\$1,200,000	\$40,000
#28. Market Street Corridor	Transit	2	\$200,000	\$100,000	70	\$1,200,000	\$17,143
#29. East Chestnut Corridor	Transit	14	\$1,400,000	\$100,000	70	\$1,400,000	\$20,000
#30. West Chestnut Corridor	Transit	8	\$800,000	\$100,000	90	\$1,400,000	\$15,556
Group "B" - Hot Spots							
#31. Delmar & Lake	Transit	3	\$300,000	\$100,000	24	\$1,200,000	\$50,000
#32. Channing & Cook	Transit	0	\$0	\$0	40	\$1,200,000	\$30,000
#33. S. Grand & Channing	Transit	8	\$800,000	\$100,000	11	\$1,200,000	\$109,091
#33. Forest Park & Spring	Transit	0	\$0	\$0	10	\$1,200,000	\$120,000
Jewell	Transit	7	\$1,100,000	\$157,143	35	\$1,100,000	\$31,429
144	Transit	0	\$0	\$0	1	\$883,500	\$883,500
144 & McRae	Transit	7	\$1,100,000	\$157,143	29	\$1,100,000	\$37,931
144	Transit	0	\$0	\$0	12	\$1,100,000	\$91,667
144	Transit	1	\$1,100,000	\$1,100,000	1	\$1,100,000	\$1,100,000

2nd highest level MVA

4 permits in OA #26

Highest level Building Cost In OA #26

55 permits within 1/10 mile

Highest level Building Cost Within 1/10 mile

Step #3 - Recommended New Land Use Changes

Cluster #26 – Midtown Corridor

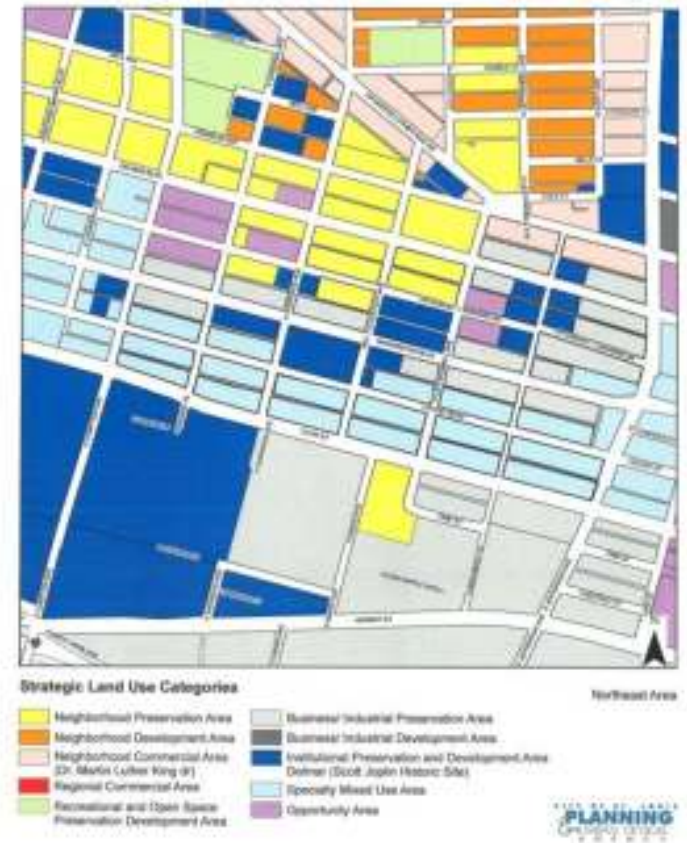
Based on renovation trend on Locust & Olive & George Walsh bldg. **OA to SMUA**

Based on renovation of half of multiple family housing units in Lucas Heights & cohesive community. **OA to NPA**

Based on renovation and new 1-story warehouse and commercial buildings on Washington & the western part of the “Locust Business District”. **OA to BIPA**

Based on renovation & new Salvation Army facilities on Washington and Scott Joplin Historic Site on Delmar. **OA to IPDA**

Commercial use recommended along Dr. Martin Luther King Dr. **OA to NCA**



Presentation Boards – Proposed SLUP Changes

Cluster #26 – Midtown Corridor as a presentation example

- “SLUP Maps” - Presentation Board
 - 1) Existing SLUP Designations - OA changes since 2005
 - 2) Proposed SLUP Designations - OA changes during 2016
- “Specific OA Changes” - Presentation Board
 - 1) What do these changes mean? – details & photographs
 - 2) Also discuss areas recommended to stay OA
- What’s next in the OA Study

Agenda

Delegated Items

- **PDA-149-15-RDMA through PDA-151-15-RDMA & PDA-152-15-RDRA through PDA-155-15-RDRA**
Chapter 99 Redevelopment Areas under One Acre

Adjournment

Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment